

***THE RUSSELL'S
LAW FIRM, PLC***

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May 9, 2014

VIA STATUTORY OVERNIGHT DELIVERY

Marvin D. Dikeman
Webb, Zschunke, Neary & Dikeman, LLP
One Securities Centre, Suite 1210
3490 Piedmont Rd NE
Atlanta, Georgia 30305

RE: Elaine Armstead v. Allstate Property & Casualty Insurance Company
Civil Action No: 14-cv-586-WSD
United States District Court, Northern District of Georgia

"WRITTEN OFFER TO SETTLE TORT CLAIM" PURSUANT TO FRCP RULE 68

Dear Mr. Dikeman:

As you know, Elaine Armstead, Plaintiff in the above referenced lawsuit, suffered a fire loss on or about December 7, 2011 for which they promptly filed a claim under their homeowners' insurance policy with your client, Allstate Property & Casualty Insurance Company. The loss was a covered loss under the policy. As you are also aware, Plaintiff disputes the fairness and legality in how Allstate handled her claim and the amounts of money paid on the claim and filed a lawsuit alleging breach of contract, bad faith, negligent claims handling, negligent supervision and training of its adjusters, as well as other tort claims.

Please consider this letter as Plaintiff Elaine Armstead's written offer of settlement pursuant Federal Rule of Civil Procedure Rule 68. This offer is being made by Ms. Armstead to Defendant Allstate Property & Casualty Insurance Company (hereinafter "Defendant") in an attempt to resolve any and all claims arising out of the fire loss which occurred on or about December 7, 2011 and all causes of action alleged by Ms. Armstead against Defendant Allstate in the above referenced lawsuit.

Ms. Armstead submits this Offer of Settlement to Defendant in the amount of Forty Eight Thousand Three Hundred Forty Seven and 11/100 Dollars (\$48,347.11) on her claim for breach of contract and consequential damages which reflects her actual damages as of the date of this letter, as reflected on the last Estimate prepared by public adjuster Jeffrey Pellet as a second opinion to

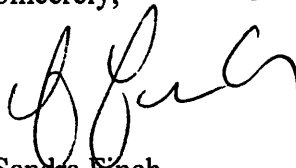
Exhibit A

Mr. Bruce Fredrics' estimate, which was submitted to you prior to filing this lawsuit.¹ This offer does not include any calculation for bad faith penalties, however, if accepted by Allstate, Plaintiff will fully release Allstate from any and all claims arising from the fire loss that occurred on December 7, 2011, including bad faith penalties and execute a Dismissal with Prejudice. If forced to litigate this case, Plaintiff will be seeking additional bad faith penalties.

This Offer of Settlement will remain open for thirty (30) days unless rejected by Defendant Allstate during the time provided under FRCP Rule 68. Evidence of this letter is not admissible except in proceedings to enforce a settlement or determine reasonable attorney fees and costs under FRCP Rule 68.

We request that you give due consideration to this Offer of Settlement and look forward to hearing from you within thirty (30) days.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Finch', written in a cursive style.

Sandra Finch

Enclosures

¹ A copy of Mr. Pellet's estimate has been attached hereto.

Professional Insurance Estimating & Appraisals, LLC

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Insured: Elaine Armstead
Property: 2445 County Lake Lane
Powder Springs, GA 30127

Claim Rep.: Jeffrey Pellet

Estimator: Jeffrey Pellet

Claim Number: 0228409173

Policy Number: 915130667

Type of Loss: Fire

Date of Loss: 12/7/2011
Date Inspected:

Date Received:
Date Entered: 7/15/2013

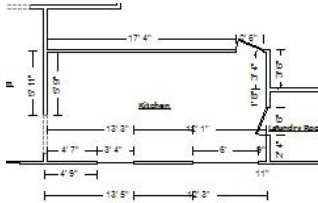
Price List: FLNA7X_AUG13
Restoration/Service/Remodel
Estimate: PIEA-ARMSTEAD

The following is a *preliminary estimate* to repair the following scope of damages based on a visual observation at the time of inspection. The estimate does not take into account any hidden or consequential damages. The estimate has not taken into account any repair that may be required due to destructive or invasive testing. Omitted unless otherwise noted are code compliant costs. The estimate is absent any depreciation schedule -unless otherwise noted.

At the time of presentation the estimator is unaware of other conditions or damages that may exist. Estimator expressly reserves the right to modify the estimate at anytime and without notice. The estimate is projected without the benefit of any: experts, engineer, architectural design, builder, contractor, plans or drawings or other similar aid. (*unless otherwise specifically indicated herein*) Estimator specifically reserves the right to employ, retain, or consult with anyone we feel has sufficient expertise, knowledge or advice on any trade. This includes any legal assistance or services. This estimate is presented at the sole desecration of the author and cannot be duplicated, reproduced or transmitted by any medium without prior written consent.

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PIEA-ARMSTEAD**Main Level****Kitchen****Height: 8'**

454.56 SF Walls	196.67 SF Ceiling
651.22 SF Walls & Ceiling	196.67 SF Floor
21.85 SY Flooring	56.25 LF Floor Perimeter
59.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor**3' 5" X 6' 8"****Opens into DINING_ROOM**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
1. Deodorize building - Hot thermal fog	1,573.33 CF	0.00	0.04	62.93
2. R&R Range - freestanding - gas	1.00 EA	19.06	720.71	739.77
3. R&R Range hood	1.00 EA	11.91	158.72	170.63
4. Seal the ceiling w/latex based stain blocker - one coat	196.67 SF	0.00	0.43	84.57
5. R&R Acoustic ceiling (popcorn) texture	196.67 SF	0.43	0.72	226.17
6. Seal & paint acoustic ceiling (popcorn) texture	196.67 SF	0.00	0.89	175.04
7. R&R Fluorescent light fixture	1.00 EA	13.19	82.97	96.16
8. R&R Refrigerator - side by side - 22 to 25 cf	1.00 EA	35.52	1,576.17	1,611.69
9. Refrig. water line - Disconnect & reconnect - with repairs	1.00 EA	0.00	62.65	62.65
10. R&R Cabinetry - lower (base) units - High grade	12.00 LF	8.50	196.13	2,455.56
11. R&R Cabinetry - upper (wall) units - High grade	16.00 LF	7.11	164.64	2,748.00
12. Drywall - Labor Minimum	1.00 EA	0.00	260.72	260.72
13. Countertop - post formed plastic laminate	14.00 LF	0.00	47.07	658.98
14. R&R Backsplash - plastic laminate	20.00 SF	0.85	6.51	147.20
15. Sink faucet - Detach & reset	1.00 EA	0.00	83.70	83.70
16. P-trap assembly - Detach & reset	1.00 EA	0.00	41.41	41.41
17. R&R Angle stop	2.00 EA	4.74	26.33	62.14
18. R&R Plumbing fixture supply line	2.00 EA	4.74	14.65	38.78
19. Sink - double - Detach & reset	1.00 EA	0.00	110.47	110.47
20. Detach & Reset Garbage disposer	1.00 EA	0.00	0.00	111.55

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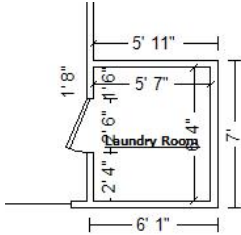
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CONTINUED - Kitchen

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
21. (Install) Sink sprayer attachment - side pull	1.00 EA	0.00	21.71	21.71
22. R&R Dishwasher	1.00 EA	25.37	555.27	580.64
23. R&R Parquet flooring	196.67 SF	3.31	7.76	2,177.14
24. Add for glued down application over concrete substrate	196.67 SF	1.43	0.94	466.11
25. Clean concrete on the floor	196.67 SF	0.00	0.18	35.40
26. Wallpaper	386.37 SF	0.00	2.00	772.74
27. Prep wall for wallpaper	386.37 SF	0.00	0.42	162.28
28. Mask and prep for paint - plastic, paper, tape (per LF)	59.67 LF	0.00	0.97	57.88
29. R&R Window blind - aluminum - 1" - 7.1 to 14 SF - High grade	1.00 EA	9.53	94.90	104.43
30. R&R Window blind - aluminum - 1" - 20.1 to 32 SF	1.00 EA	9.53	136.34	145.87
31. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
32. Clean window unit (per side) 10 - 20 SF	1.00 EA	0.00	8.02	8.02
33. Window drapery - hardware - Detach & reset	1.00 EA	0.00	31.05	31.05
34. R&R Heat/AC register - Mechanically attached	2.00 EA	2.37	19.39	43.52
35. Clean ductwork - Interior (PER REGISTER)	2.00 EA	0.00	35.78	71.56
36. Detach & Reset Light fixture	1.00 EA	0.00	0.00	37.18
37. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	0.00	21.87	43.74
38. Paint door slab only - 2 coats (per side)	2.00 EA	0.00	22.00	44.00
39. Clean door hardware	2.00 EA	0.00	3.60	7.20
Totals: Kitchen				14,769.29

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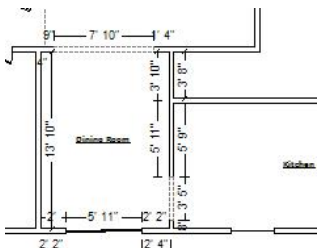
**Laundry Room****Height: 8'**

190.67 SF Walls	35.36 SF Ceiling
226.03 SF Walls & Ceiling	35.36 SF Floor
3.93 SY Flooring	23.83 LF Floor Perimeter
23.83 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
40. Deodorize building - Hot thermal fog	282.89 CF	0.00	0.04	11.32
41. Washing machine - Remove & reset	1.00 EA	0.00	27.60	27.60
42. Dryer - Remove & reset	1.00 EA	0.00	23.76	23.76
43. Shelving - wire (vinyl coated) - Detach & reset	32.00 LF	0.00	9.23	295.36
44. Clean floor, strip & wax	35.36 SF	0.00	0.59	20.86
45. Fluorescent light fixture - 6' & 8' - Detach & reset	1.00 EA	0.00	66.06	66.06
46. Mask and prep for paint - plastic, paper, tape (per LF)	23.83 LF	0.00	0.97	23.12
47. Clean acoustic ceiling (popcorn) texture	35.36 SF	0.00	0.29	10.25
48. Seal & paint acoustic ceiling (popcorn) texture	35.36 SF	0.00	0.89	31.47
49. Paint door slab only - 2 coats (per side)	1.00 EA	0.00	22.00	22.00

Totals: Laundry Room

531.80

**Dining Room****Height: 8'**

307.67 SF Walls	139.49 SF Ceiling
447.15 SF Walls & Ceiling	139.49 SF Floor
15.50 SY Flooring	36.58 LF Floor Perimeter
47.83 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 5" X 6' 8"

Opens into KITCHEN

Missing Wall - Goes to Floor

7' 10" X 6' 8"

Opens into LIVING_ROOM

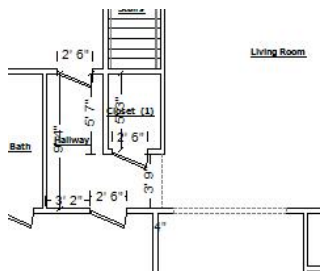
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
50. Deodorize building - Hot thermal fog	1,115.89 CF	0.00	0.04	44.64
51. Clean chandelier - with crystal	1.00 EA	0.00	71.73	71.73

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CONTINUED - Dining Room

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
52. Clean acoustic ceiling (popcorn) texture	139.49 SF	0.00	0.29	40.45
53. Seal the walls and ceiling w/latex based stain blocker - one coat	447.15 SF	0.00	0.43	192.27
54. Paint the walls and ceiling - two coats	447.15 SF	0.00	0.71	317.48
55. Clean baseboard	36.58 LF	0.00	0.19	6.95
56. Seal & paint baseboard - three coats	36.58 LF	0.00	1.49	54.50
57. Clean door (per side)	4.00 EA	0.00	3.88	15.52
58. Clean door hardware	2.00 EA	0.00	3.60	7.20
59. Clean door / window opening (per side)	4.00 EA	0.00	6.92	27.68
60. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
61. Window blind - horizontal or vertical - Detach & reset	1.00 EA	0.00	31.46	31.46
62. Detach & Reset Window drapery - hardware	1.00 EA	0.00	0.00	31.05
63. Clean drapery hardware	1.00 EA	0.00	8.98	8.98
64. Detach & Reset Heat/AC register - Mechanically attached	1.00 EA	0.00	0.00	10.79
65. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
66. Clean and deodorize carpet	139.49 SF	0.00	0.30	41.85
Totals: Dining Room				949.03

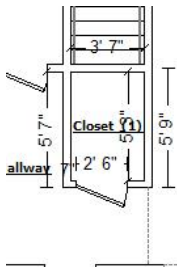
**Missing Wall****Hallway****Height: 8'**

248.67 SF Walls	51.87 SF Ceiling
300.53 SF Walls & Ceiling	51.87 SF Floor
5.76 SY Flooring	31.08 LF Floor Perimeter
31.08 LF Ceil. Perimeter	

3' 9" X 8'**Opens into LIVING_ROOM**

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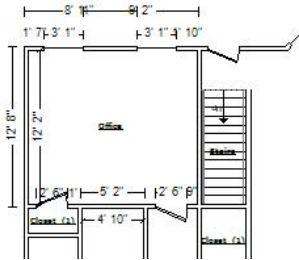
CONTINUED - HallwayLiving**Subroom: Closet (1)****Height: 8'**

141.33 SF Walls	18.81 SF Ceiling
160.15 SF Walls & Ceiling	18.81 SF Floor
2.09 SY Flooring	17.67 LF Floor Perimeter
17.67 LF Ceil. Perimeter	

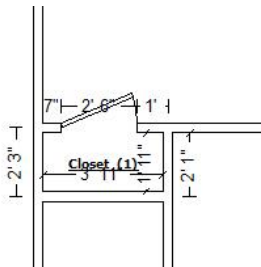
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
67. Deodorize building - Hot thermal fog	565.44 CF	0.00	0.04	22.62
68. Clean acoustic ceiling (popcorn) texture	70.68 SF	0.00	0.29	20.50
69. Seal the walls and ceiling w/latex based stain blocker - one coat	460.68 SF	0.00	0.43	198.09
70. Paint the walls and ceiling - two coats	460.68 SF	0.00	0.71	327.08
71. Clean baseboard	48.75 LF	0.00	0.19	9.26
72. Seal & paint baseboard - three coats	48.75 LF	0.00	1.49	72.64
73. Clean door (per side)	3.00 EA	0.00	3.88	11.64
74. Clean door hardware	2.00 EA	0.00	3.60	7.20
75. Clean door / window opening (per side)	4.00 EA	0.00	6.92	27.68
76. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
77. Window blind - horizontal or vertical - Detach & reset	1.00 EA	0.00	31.46	31.46
78. Detach & Reset Window drapery - hardware	1.00 EA	0.00	0.00	31.05
79. Clean drapery hardware	1.00 EA	0.00	8.98	8.98
80. Detach & Reset Heat/AC register - Mechanically attached	1.00 EA	0.00	0.00	10.79
81. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
82. Clean and deodorize carpet	70.68 SF	0.00	0.30	21.20
83. Shelving - wire (vinyl coated) - Detach & reset	48.75 LF	0.00	9.23	449.96
84. Clean light fixture	1.00 EA	0.00	5.66	5.66
Totals: Hallway				1,302.29

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**Office****Height: 8'**

408.00 SF Walls	162.22 SF Ceiling
570.22 SF Walls & Ceiling	162.22 SF Floor
18.02 SY Flooring	51.00 LF Floor Perimeter
51.00 LF Ceil. Perimeter	

**Subroom: Closet (1)****Height: 8'**

93.33 SF Walls	7.51 SF Ceiling
100.84 SF Walls & Ceiling	7.51 SF Floor
0.83 SY Flooring	11.67 LF Floor Perimeter
11.67 LF Ceil. Perimeter	

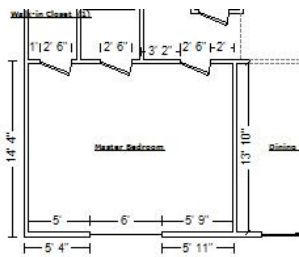
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
85. Deodorize building - Hot thermal fog	1,357.83 CF	0.00	0.04	54.31
86. Clean acoustic ceiling (popcorn) texture	169.73 SF	0.00	0.29	49.22
87. Seal the walls and ceiling w/latex based stain blocker - one coat	671.06 SF	0.00	0.43	288.56
88. Paint the walls and ceiling - two coats	671.06 SF	0.00	0.71	476.45
89. Clean baseboard	62.67 LF	0.00	0.19	11.91
90. Seal & paint baseboard - three coats	62.67 LF	0.00	1.49	93.38
91. Clean door (per side)	1.00 EA	0.00	3.88	3.88
92. Clean door hardware	2.00 EA	0.00	3.60	7.20
93. Clean door / window opening (per side)	4.00 EA	0.00	6.92	27.68
94. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
95. Window blind - horizontal or vertical - Detach & reset	1.00 EA	0.00	31.46	31.46
96. Detach & Reset Window drapery - hardware	1.00 EA	0.00	0.00	31.05
97. Clean drapery hardware	1.00 EA	0.00	8.98	8.98
98. Detach & Reset Heat/AC register - Mechanically attached	1.00 EA	0.00	0.00	10.79
99. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
100. Clean and deodorize carpet	169.73 SF	0.00	0.30	50.92
101. Shelving - wire (vinyl coated) - Detach & reset	62.67 LF	0.00	9.23	578.44

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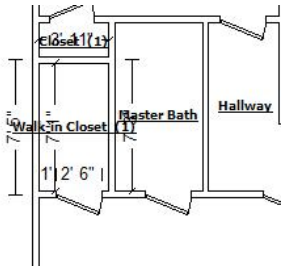
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CONTINUED - Office

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
102. Clean light fixture	1.00 EA	0.00	5.66	5.66
Totals: Office				1,776.37

**Master Bedroom****Height: 8'**

489.33 SF Walls	231.71 SF Ceiling
721.04 SF Walls & Ceiling	231.71 SF Floor
25.75 SY Flooring	61.17 LF Floor Perimeter
61.17 LF Ceil. Perimeter	

**Subroom: Walk-in Closet (1)****Height: 8'**

176.00 SF Walls	27.74 SF Ceiling
203.74 SF Walls & Ceiling	27.74 SF Floor
3.08 SY Flooring	22.00 LF Floor Perimeter
22.00 LF Ceil. Perimeter	

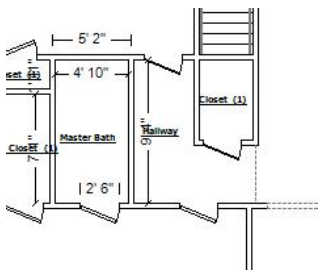
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
103. Deodorize building - Hot thermal fog	2,075.61 CF	0.00	0.04	83.02
104. Clean acoustic ceiling (popcorn) texture	259.45 SF	0.00	0.29	75.24
105. Seal the walls and ceiling w/latex based stain blocker - one coat	924.78 SF	0.00	0.43	397.66
106. Paint the walls and ceiling - two coats	924.78 SF	0.00	0.71	656.59
107. Clean baseboard	83.17 LF	0.00	0.19	15.80
108. Seal & paint baseboard - three coats	83.17 LF	0.00	1.49	123.92
109. Clean door (per side)	4.00 EA	0.00	3.88	15.52
110. Clean door hardware	2.00 EA	0.00	3.60	7.20
111. Clean door / window opening (per side)	4.00 EA	0.00	6.92	27.68
112. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
113. Window blind - horizontal or vertical - Detach & reset	1.00 EA	0.00	31.46	31.46

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CONTINUED - Master Bedroom

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
114. Detach & Reset Window drapery - hardware	1.00 EA	0.00	0.00	31.05
115. Clean drapery hardware	1.00 EA	0.00	8.98	8.98
116. Detach & Reset Heat/AC register - Mechanically attached	1.00 EA	0.00	0.00	10.79
117. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
118. Clean and deodorize carpet	259.45 SF	0.00	0.30	77.84
119. Shelving - wire (vinyl coated) - Detach & reset	83.17 LF	0.00	9.23	767.66
120. Clean light fixture	1.00 EA	0.00	5.66	5.66
Totals: Master Bedroom				2,382.55

**Master Bath****Height: 8'**

226.67 SF Walls	45.11 SF Ceiling
271.78 SF Walls & Ceiling	45.11 SF Floor
5.01 SY Flooring	28.33 LF Floor Perimeter
28.33 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
121. Deodorize building - Hot thermal fog	360.89 CF	0.00	0.04	14.44
122. Clean the walls and ceiling	271.78 SF	0.00	0.20	54.36
123. Clean mirror	12.00 SF	0.00	0.38	4.56
124. Clean light fixture	1.00 EA	0.00	5.66	5.66
125. Clean tub and surround	1.00 EA	0.00	19.06	19.06
126. Clean sink	1.00 EA	0.00	6.92	6.92
127. Clean sink faucet	1.00 EA	0.00	5.15	5.15
128. Clean toilet	1.00 EA	0.00	11.63	11.63
129. Clean towel bar	1.00 EA	0.00	3.74	3.74
130. Clean exhaust fan	1.00 EA	0.00	8.51	8.51
131. Clean door (per side)	1.00 EA	0.00	3.88	3.88
132. Clean door hardware	1.00 EA	0.00	3.60	3.60
133. Clean floor - tile	45.11 SF	0.00	0.39	17.59

PIEA-ARMSTEAD

9/19/2013

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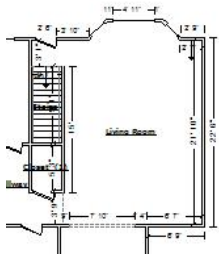
Exhibit A

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CONTINUED - Master Bath

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
134. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
Totals: Master Bath				194.88

**Living Room****Height: Sloped**

989.77 SF Walls	420.47 SF Ceiling
1,410.24 SF Walls & Ceiling	388.13 SF Floor
43.13 SY Flooring	70.63 LF Floor Perimeter
85.94 LF Ceil. Perimeter	

Missing Wall**3' 9" X 8'****Opens into HALLWAY****Missing Wall****3' 7" X 8'****Opens into STAIRS****Missing Wall - Goes to Floor****7' 10" X 6' 8"****Opens into DINING_ROOM**

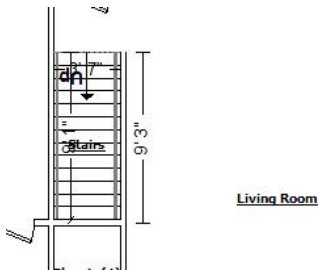
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
135. Deodorize building - Hot thermal fog	6,986.25 CF	0.00	0.04	279.45
136. Clean acoustic ceiling (popcorn) texture	420.47 SF	0.00	0.29	121.94
137. Seal the walls and ceiling w/latex based stain blocker - one coat	1,410.24 SF	0.00	0.43	606.40
138. Paint the walls and ceiling - two coats	1,410.24 SF	0.00	0.71	1,001.27
139. Additional cost for high wall or ceiling - Over 14'	247.44 SF	0.00	0.06	14.85
140. Clean baseboard	70.63 LF	0.00	0.19	13.42
141. Seal & paint baseboard - three coats	70.63 LF	0.00	1.49	105.24
142. Clean door (per side)	4.00 EA	0.00	3.88	15.52
143. Clean door hardware	2.00 EA	0.00	3.60	7.20
144. Clean door / window opening (per side)	4.00 EA	0.00	6.92	27.68
145. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
146. Window blind - horizontal or vertical - Detach & reset	1.00 EA	0.00	31.46	31.46
147. Detach & Reset Window drapery - hardware	1.00 EA	0.00	0.00	31.05
148. Clean drapery hardware	1.00 EA	0.00	8.98	8.98

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CONTINUED - Living Room

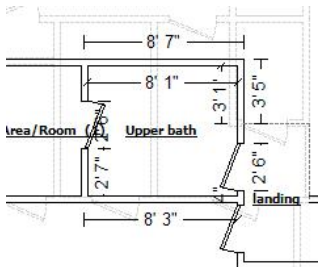
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
149. Detach & Reset Heat/AC register - Mechanically attached	1.00 EA	0.00	0.00	10.79
150. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
151. Clean and deodorize carpet	388.13 SF	0.00	0.30	116.44
Totals: Living Room				2,438.17

**Stairs****Height: 17'**

255.75 SF Walls	32.55 SF Ceiling
288.30 SF Walls & Ceiling	66.74 SF Floor
7.42 SY Flooring	28.27 LF Floor Perimeter
21.75 LF Ceil. Perimeter	

Missing Wall**3' 7" X 17'****Opens into LIVING_ROOM**

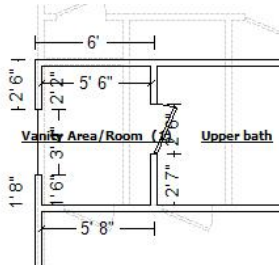
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
152. Deodorize building - Hot thermal fog	1,134.57 CF	0.00	0.04	45.38
153. Clean and deodorize carpet	66.74 SF	0.00	0.30	20.02
Totals: Stairs				65.40
Total: Main Level				24,409.78

Second Floor**Upper bath****Height: 8'**

241.11 SF Walls	56.47 SF Ceiling
297.58 SF Walls & Ceiling	56.47 SF Floor
6.27 SY Flooring	30.14 LF Floor Perimeter
30.14 LF Ceil. Perimeter	

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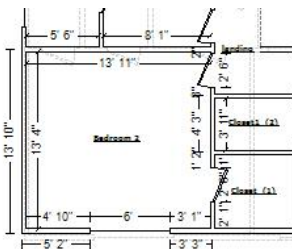
CONTINUED - Upper bath**Subroom: Vanity Area/Room (1)****Height: 8'**

199.77 SF Walls	38.42 SF Ceiling
238.20 SF Walls & Ceiling	38.42 SF Floor
4.27 SY Flooring	24.97 LF Floor Perimeter
24.97 LF Ceil. Perimeter	

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
154. Deodorize building - Hot thermal fog	759.13 CF	0.00	0.04	30.37
155. Clean the walls and ceiling	535.77 SF	0.00	0.20	107.15
156. Clean mirror	12.00 SF	0.00	0.38	4.56
157. Clean light fixture	1.00 EA	0.00	5.66	5.66
158. Clean tub and surround	1.00 EA	0.00	19.06	19.06
159. Clean sink	1.00 EA	0.00	6.92	6.92
160. Clean sink faucet	1.00 EA	0.00	5.15	5.15
161. Clean toilet	1.00 EA	0.00	11.63	11.63
162. Clean towel bar	1.00 EA	0.00	3.74	3.74
163. Clean exhaust fan	1.00 EA	0.00	8.51	8.51
164. Clean door (per side)	1.00 EA	0.00	3.88	3.88
165. Clean door hardware	1.00 EA	0.00	3.60	3.60
166. Clean floor - tile	94.89 SF	0.00	0.39	37.01
167. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78

Totals: Upper bath

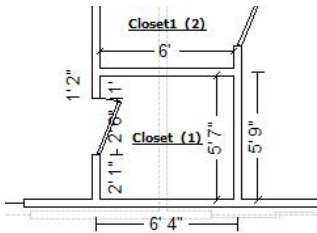
283.02

**Bedroom 2****Height: 8'**

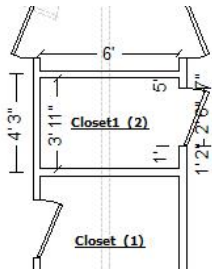
436.25 SF Walls	185.77 SF Ceiling
622.02 SF Walls & Ceiling	185.77 SF Floor
20.64 SY Flooring	54.53 LF Floor Perimeter
54.53 LF Ceil. Perimeter	

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CONTINUED - Bedroom 2**Subroom: Closet (1)****Height: 8'**

185.36 SF Walls	33.51 SF Ceiling
218.87 SF Walls & Ceiling	33.51 SF Floor
3.72 SY Flooring	23.17 LF Floor Perimeter
23.17 LF Ceil. Perimeter	

**Subroom: Closet1 (2)****Height: 8'**

158.67 SF Walls	23.50 SF Ceiling
182.17 SF Walls & Ceiling	23.50 SF Floor
2.61 SY Flooring	19.83 LF Floor Perimeter
19.83 LF Ceil. Perimeter	

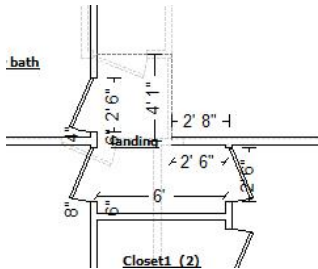
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
168. Deodorize building - Hot thermal fog	1,942.25 CF	0.00	0.04	77.69
169. Clean acoustic ceiling (popcorn) texture	242.78 SF	0.00	0.29	70.41
170. Seal the walls and ceiling w/latex based stain blocker - one coat	1,023.06 SF	0.00	0.43	439.92
171. Paint the walls and ceiling - two coats	1,023.06 SF	0.00	0.71	726.37
172. Clean baseboard	97.53 LF	0.00	0.19	18.53
173. Seal & paint baseboard - three coats	97.53 LF	0.00	1.49	145.32
174. Clean door (per side)	1.00 EA	0.00	3.88	3.88
175. Clean door hardware	2.00 EA	0.00	3.60	7.20
176. Clean door / window opening (per side)	4.00 EA	0.00	6.92	27.68
177. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
178. Window blind - horizontal or vertical - Detach & reset	1.00 EA	0.00	31.46	31.46
179. Detach & Reset Window drapery - hardware	1.00 EA	0.00	0.00	31.05
180. Clean drapery hardware	1.00 EA	0.00	8.98	8.98
181. Detach & Reset Heat/AC register - Mechanically attached	1.00 EA	0.00	0.00	10.79
182. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
183. Clean and deodorize carpet	242.78 SF	0.00	0.30	72.83
PIEA-ARMSTEAD			9/19/2013	Page: 13

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CONTINUED - Bedroom 2

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
184. Shelving - wire (vinyl coated) - Detach & reset	97.53 LF	0.00	9.23	900.20
185. Clean light fixture	1.00 EA	0.00	5.66	5.66
Totals: Bedroom 2				2,624.45

**landing****Height: 8'**

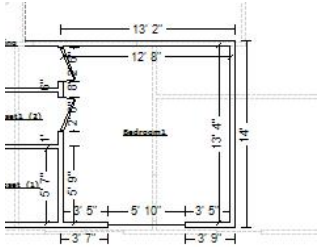
152.76 SF Walls	33.82 SF Ceiling
186.58 SF Walls & Ceiling	33.82 SF Floor
3.76 SY Flooring	19.09 LF Floor Perimeter
19.09 LF Ceil. Perimeter	

Missing Wall**4' 11/16" X 8'****Opens into Exterior****Missing Wall****3' 5 7/8" X 8'****Opens into Exterior**

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
186. Deodorize building - Hot thermal fog	270.59 CF	0.00	0.04	10.82
187. Clean acoustic ceiling (popcorn) texture	33.82 SF	0.00	0.29	9.81
188. Seal the walls and ceiling w/latex based stain blocker - one coat	186.58 SF	0.00	0.43	80.23
189. Paint the walls and ceiling - two coats	186.58 SF	0.00	0.71	132.47
190. Clean baseboard	19.09 LF	0.00	0.19	3.63
191. Seal & paint baseboard - three coats	19.09 LF	0.00	1.49	28.44
192. Clean and deodorize carpet	33.82 SF	0.00	0.30	10.15
Totals: landing				275.55

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**Bedroom1****Height: 8'**

416.25 SF Walls
 585.34 SF Walls & Ceiling
 18.79 SY Flooring
 52.03 LF Ceil. Perimeter

169.09 SF Ceiling
 169.09 SF Floor
 52.03 LF Floor Perimeter

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
193. Deodorize building - Hot thermal fog	1,352.69 CF	0.00	0.04	54.11
194. Clean acoustic ceiling (popcorn) texture	169.09 SF	0.00	0.29	49.04
195. Seal the walls and ceiling w/latex based stain blocker - one coat	585.34 SF	0.00	0.43	251.70
196. Paint the walls and ceiling - two coats	585.34 SF	0.00	0.71	415.59
197. Clean baseboard	52.03 LF	0.00	0.19	9.89
198. Seal & paint baseboard - three coats	52.03 LF	0.00	1.49	77.52
199. Clean door (per side)	1.00 EA	0.00	3.88	3.88
200. Clean door hardware	2.00 EA	0.00	3.60	7.20
201. Clean door / window opening (per side)	4.00 EA	0.00	6.92	27.68
202. Clean window unit (per side) 21 - 40 SF	1.00 EA	0.00	10.70	10.70
203. Window blind - horizontal or vertical - Detach & reset	1.00 EA	0.00	31.46	31.46
204. Detach & Reset Window drapery - hardware	1.00 EA	0.00	0.00	31.05
205. Clean drapery hardware	1.00 EA	0.00	8.98	8.98
206. Detach & Reset Heat/AC register - Mechanically attached	1.00 EA	0.00	0.00	10.79
207. Clean ductwork - Interior (PER REGISTER)	1.00 EA	0.00	35.78	35.78
208. Clean and deodorize carpet	169.09 SF	0.00	0.30	50.73
209. Shelving - wire (vinyl coated) - Detach & reset	52.03 LF	0.00	9.23	480.24
210. Clean light fixture	1.00 EA	0.00	5.66	5.66
Totals: Bedroom1				1,562.00
Total: Second Floor				4,745.02

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GENERAL

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
211. Residential Supervision / Project Management - per hour	20.00 HR	0.00	53.77	1,075.40
212. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	358.91	0.00	358.91
213. General Laborer - per hour	10.00 HR	0.00	28.63	286.30
214. Dust control barrier per square foot	150.00 SF	0.60	0.00	90.00
215. Floor protection - self-adhesive plastic film	150.00 SF	0.44	0.00	66.00
216. General clean - up	16.00 HR	0.00	25.37	405.92
217. Taxes, insurance, permits & fees (Bid item)	1.00 EA	0.00	450.00	450.00
218. Megohmmeter check electrical circuits - average residence	1.00 EA	0.00	612.16	612.16
219. Job-site cargo/storage container - 20' long - per month	1.00 MO	0.00	89.20	89.20
220. Job-site cargo container - pick up/del. (each way) 16'-40'	2.00 EA	0.00	112.00	224.00
221. HVAC Technician - per hour	8.00 HR	0.00	84.99	679.92
Clean air handler, Evacuate system, sanitize and deodorize				

Totals: GENERAL 4,337.81

Pack Out

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
222. Inventory, Packing, Boxing, and Moving charge - per hour	80.00 HR	0.00	28.63	2,290.40
223. Off-site storage & insur. - climate controlled - per month	600.00 SF	0.00	1.15	690.00
224. Moving van (24' - 27') and equipment - per day	4.00 EA	0.00	163.59	654.36
225. Provide picture-frame box, packing paper & tape	20.00 EA	0.00	5.04	100.80
226. Provide wardrobe box, packaging paper & tape - large size	4.00 EA	0.00	15.95	63.80
227. Provide mattress box, packing paper & tape - queen size	3.00 EA	0.00	22.60	67.80

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CONTINUED - Pack Out

DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
228. Provide TV box, packing paper & tape	5.00 EA	0.00	12.01	60.05
229. Provide furniture lightweight blanket/pad	10.00 EA	0.00	5.60	56.00
230. Provide box, packing paper & tape - small size	100.00 EA	0.00	2.11	211.00
231. Provide box, packing paper & tape - medium size	60.00 EA	0.00	3.19	191.40
232. Provide box, packing paper & tape - large size	20.00 EA	0.00	4.13	82.60
Totals: Pack Out				4,468.21
Line Item Subtotals: PIEA-ARMSTEAD				37,960.82
Adjustments for Base Service Charges				Adjustment
Carpenter - Finish, Trim/Cabinet				171.92
Cleaning Technician				50.72
Floor Cleaning Technician				65.82
Cleaning Remediation Technician				94.38
Drywall Installer/Finisher				231.52
Electrician				150.04
Wood Flooring Installer				125.10
Hardware Installer				122.84
Heating / A.C. Mechanic				169.98
General Laborer				28.63
Plumber				183.82
Painter				109.86
Wallpaper Hanger				108.60
Total Adjustments for Base Service Charges:				1,613.23
Line Item Totals: PIEA-ARMSTEAD				39,574.05

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Grand Total Areas:

5,771.90	SF Walls	1,910.09	SF Ceiling	7,681.99	SF Walls and Ceiling
1,911.93	SF Floor	212.44	SY Flooring	662.25	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	685.71	LF Ceil. Perimeter
1,911.93	Floor Area	2,042.44	Total Area	5,302.76	Interior Wall Area
2,906.23	Exterior Wall Area	307.46	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

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Summary for Dwelling

Line Item Total			37,960.82
Total Adjustments for Base Service Charges			1,613.23
Material Sales Tax	@	6.000%	696.13
Storage Rental Tax	@	6.000%	18.79
Subtotal			40,288.97
Overhead	@	10.0%	4,029.07
Profit	@	10.0%	4,029.07
Replacement Cost Value			\$48,347.11
Net Claim			\$48,347.11

 Jeffrey Pellet

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Recap by Room**Estimate: PIEA-ARMSTEAD****Area: Main Level**

Kitchen	14,769.29	37.32%
Laundry Room	531.80	1.34%
Dining Room	949.03	2.40%
Hallway	1,302.29	3.29%
Office	1,776.37	4.49%
Master Bedroom	2,382.55	6.02%
Master Bath	194.88	0.49%
Living Room	2,438.17	6.16%
Stairs	65.40	0.17%

Area Subtotal: Main Level	24,409.78	61.68%
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Area: Second Floor

Upper bath	283.02	0.72%
Bedroom 2	2,624.45	6.63%
landing	275.55	0.70%
Bedroom1	1,562.00	3.95%

Area Subtotal: Second Floor	4,745.02	11.99%
GENERAL	4,337.81	10.96%
Pack Out	4,468.21	11.29%

Subtotal of Areas	37,960.82	95.92%
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Base Service Charges	1,613.23	4.08%
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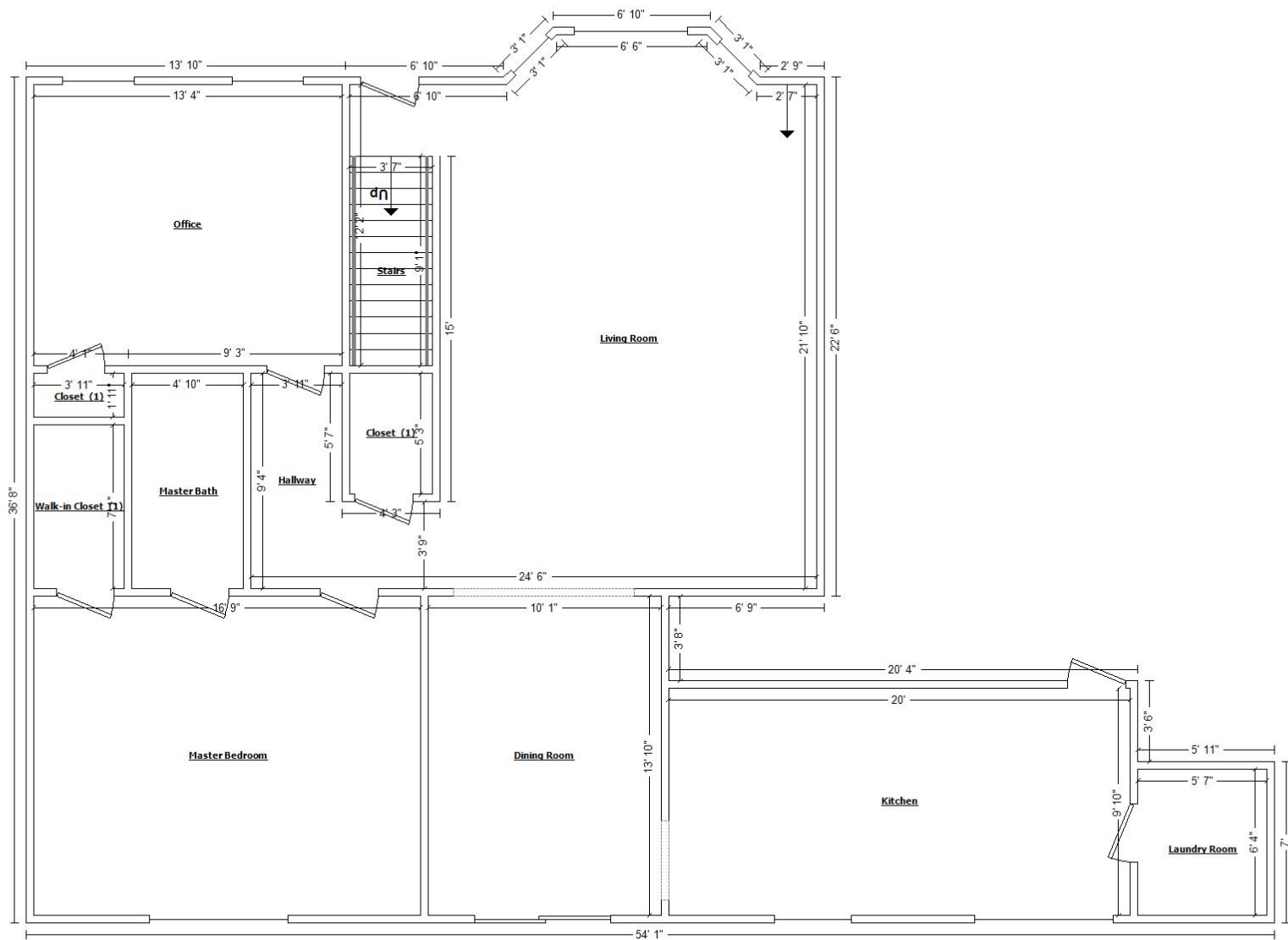
Total	39,574.05	100.00%
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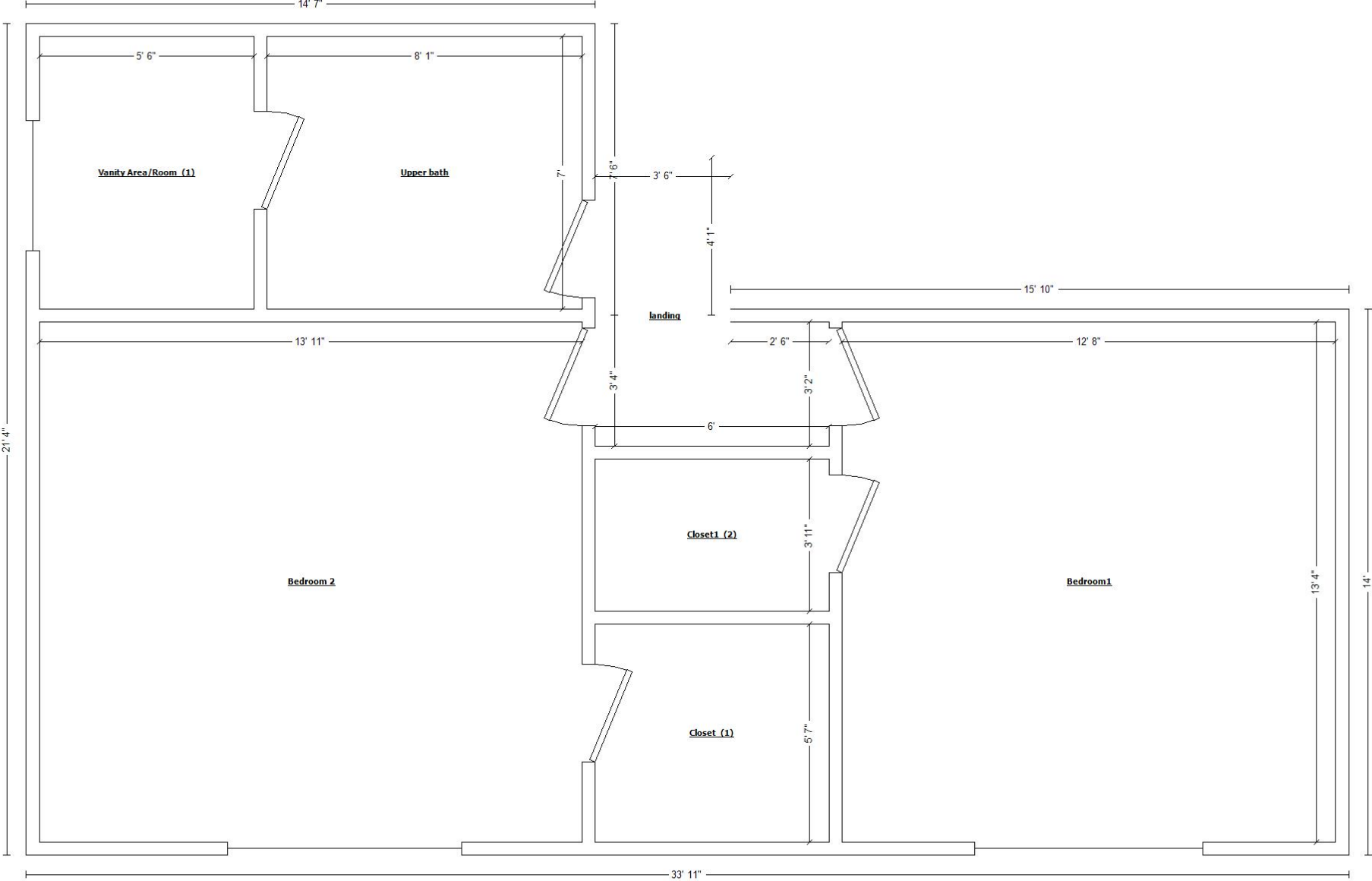
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Recap by Category

O&P Items			Total	%
APPLIANCES			3,236.43	6.69%
CABINETRY			5,776.98	11.95%
CLEANING			3,584.33	7.41%
CONT: PACKING,HANDLNG,STORAGE			4,781.41	9.89%
GENERAL DEMOLITION			1,912.27	3.96%
DRYWALL			402.32	0.83%
ELECTRICAL			612.16	1.27%
FLOOR COVERING - WOOD			1,711.03	3.54%
PERMITS AND FEES			450.00	0.93%
FINISH CARPENTRY / TRIMWORK			3,471.86	7.18%
HEAT, VENT & AIR CONDITIONING			794.23	1.64%
LABOR ONLY			1,361.70	2.82%
LIGHT FIXTURES			186.21	0.39%
PLUMBING			339.25	0.70%
PAINTING			7,705.76	15.94%
WINDOW TREATMENT			699.86	1.45%
WALLPAPER			935.02	1.93%
O&P Items Subtotal			37,960.82	78.52%
Base Service Charges			1,613.23	3.34%
Material Sales Tax	@	6.000%	696.13	1.44%
Storage Rental Tax	@	6.000%	18.79	0.04%
Overhead	@	10.0%	4,029.07	8.33%
Profit	@	10.0%	4,029.07	8.33%
Total			48,347.11	100.00%



Main Level



Second Floor